

REQUEST FOR QUALIFICATIONS

Scattered Site Rehabilitation of Single-Family Dwellings

City of Covington

November 25, 2008

The City of Covington seeks qualified developers and/or contractors to rehabilitate existing residential structures within the City. Most structures will be single family dwellings but the project may include buildings with multiple units. The structures may be of frame or brick construction. Most are older buildings and will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Respondents are requested to provide evidence of capacity to manage the reconstruction of six to ten single family dwellings on scattered sites simultaneously. Some buildings may contain more than one residential unit.

The scope of work for each building will include all aspects of physical condition within the property lines. (ie: from site conditions such as grading and ground coverings, all structural elements, all mechanical elements, all openings, to all interior finishes). Each structure will require separate evaluation and description of work to be performed.

Design for energy efficient retrofits will be included in all work plans.

THIS IS A FEDERALLY FUNDED PROGRAM.

Davis Bacon / Prevailing Wage regulations apply to all projects financed in whole OR IN PART by this program for commercial and mixed use buildings AND for residential building projects including eight or more units.

Federal Lead Hazard Abatement or Mitigation requirements, as applicable, must be employed in all construction activities in all structures.

All structures will be rehabilitated to satisfy all state and local codes including the Secretary of the Interior's Standards for Rehabilitation. (Note: If a structure is deemed not historic by the City of Covington's Historic Preservation officer, the Secretary of the Interior's standards will not apply. However, all structures contemplated for inclusion in this project are assumed to be historic unless a contrary determination is made by the Historic Preservation Officer.) Most structures will require complete renovation to achieve conditions comparable to new construction.

Respondents are requested to provide the following:

- A) Statement of Competence
 - a) Description of respondent's experience in residential construction.
 - b) Description of respondent's experience in historic rehabilitation of residential structures.
 - c) Description of understanding of differences in and challenges of rehabilitation vs. new construction.
 - d) Description of experience in complying with Prevailing Wage Law including Davis Bacon.
- B) Statement of Capacity
 - a) Description of respondent's size, location of business, and equipment.
 - b) Statement of bonding and financial capacity.
 - c) Identification of Design Professionals on staff or associated with firm.
- C) Certifications
 - a) City of Covington licenses as required. (Must be issued before start of work.)
 - b) Kenton County licenses as required. (Must be issued before start of work.)
 - c) Professional licenses as required, or names of associated firms or individuals licensed to perform professional design work in Kentucky. (Architects, Engineers, Code Professionals, etc.)
 - d) Statement of respondent's Good Standing with City of Covington.
Pursuant to Order/Resolution O/R 0-11-06, applicants and affiliated persons and/or entities for this program must not have made or filed pending adverse claims against the City in the form of settlement demands and/or lawsuits; nor shall they be delinquent in their obligations to pay loans, fines, liens, or other obligations owed to the City of Covington.
- D) Identify key personnel:
 - a) Owners
 - b) Chief Executive Officer
 - c) Construction Manager
- E) Explanation of fee structure
 - a) How is contractor fee determined?
 - b) How is fee disbursed?
- F) Timing of Projects
 - a) First Cycle: start Spring 2009, end Fall/Winter 2010
 - b) Second Cycle: start Spring 2011, end Fall/Winter 2012
- G) Provide references appropriate to proposed work.
- H) Provide statement of understanding and compliance with Minority Business Enterprises and Women's' Business Enterprises (MBE/WBE).

- I) Responses are to be 10-20 pages. Four copies required. Faxed responses are not acceptable.
- J) No Contract Implied

The City of Covington implies no contract herein. The City reserves the right to reject any and all proposals or responses to this request. Please respond with qualifications by Noon, December 22, 2008 to:

Clerk, City of Covington
RFQ Response: HERA-NSP
638 Madison Avenue
Covington, KY 41011

